

# ACROSS FROM FRANDOR SHOPPING CENTER IN PRIME LOCATION



**FOR LEASE**  
325 N. Clippert  
Lansing, MI

**AVAILABLE SPACE:**  
1,400-5,315 SF  
(CAN BE DIVIDED)

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## 5,315 SF Retail Space in High-Traffic Location

Prime  $\pm$ 5,315 SF retail space (divisible) in a professionally managed 30,000 SF building, directly across from Frandor Shopping Center. Join strong co-tenants Better Health, Jet's Pizza, and Qdoba, benefiting from steady foot traffic and high visibility in this thriving retail corridor. Excellent signage opportunities, ample parking, and easy access to US-127 make this a prime location for retailers looking to capture a dynamic customer base.

**LEASE RATE:**  
**\$22.00**

PSF/YR NNN

## PROPERTY INFORMATION



**SPACE AVAILABLE:**  
1,400-5,315 SF can be divided



**PARKING:**  
Free door step



**ENTRY:** Separate entries for each suite



**Signage:**  
Building & pylon



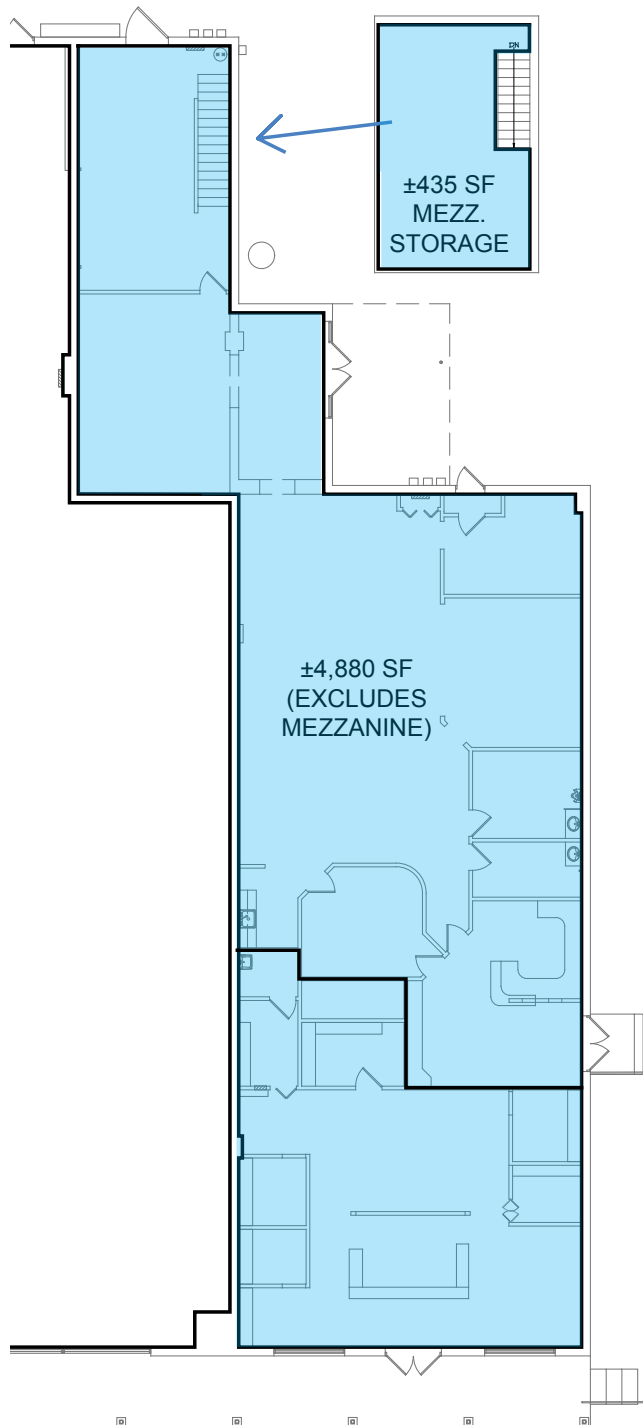
**Potential:** For billboard signage, visible from US-127



**Access:**  
Easy ingress/egress

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# FLOOR PLAN



## \*RENDERINGS



\*Renderings are conceptual

## \*RENDERING



## SURROUNDING AREA

- ♦ Five points of ingress/egress from Clippert St., Homer St., Sellers Ave and Vine St.
- ♦ Exposure to steady retail traffic in and around Greater Lansing's central hub of retail activity
- ♦ Centrally located with immediate access to US-127 and I-496
- ♦ Adjacent to Better Health, Qdoba, and near popular eateries including Panera Bread, Jet's Pizza, Olga's Kitchen, Red Lobster, Blaze Pizza, Taco Bell, Wendy's, Arby's, Penn Station, McDonalds and more
- ♦ Near new and successful mixed-use developments SkyVue and Red Cedar; and across from the coveted ROECO development site (former Sears)
- ♦ Close to the Michigan State University campus, and the new AC Hotel by Marriott and Hyatt House
- ♦ Enjoys added pedestrian traffic via sidewalks and local bus route

## AREA INFORMATION

### 1 Minute

across from the 450,000 SF Frandor Shopping Center

### .5 Miles

to Michigan State University with 63,000+ Students and Faculty

### 10 Minutes

or Less to US-127 and I-496

### 7 Minutes

to Downtown Lansing

### Convenient To

shopping, Restaurants Numerous Apartments, 2 new hotels, and 2 major highways

### Near

new mixed-use developments Red Cedar, SkyVue and future ROECO



## DEMOGRAPHICS

Proximity	1-Mile	3-Mile	5-Mile
Population	96,668	181,733	318,444
Average HH Income	\$64,986	\$70,745	\$81,266

## TRAFFIC COUNTS - VPD

Clippert St.	8,457
Howard St.	11,557
US-127	63,166



# JOIN the FUTURE of LANSING RETAIL





## WHY GREATER LANSING?

Lansing is more famously home to Michigan State University, a premier public research university with over 50,000 students. The 6-Time Football National Champions play at Spartan Stadium, which holds 75,000 fans, and the 2-Time NCAA Basketball Champions play at the Breslin Center, which holds 15,000 fans. MSU is one of the nation's premier land-grant universities, with one of the top agricultural programs in the world. The MSU Pavilion is a 100,000 SF exhibition venue, hosting over 100 events for agriculture and livestock education yearly.



**51,316**

Total Number  
of Students



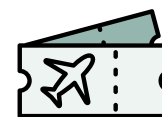
**12,000+**

MSU Employees



**541,297**

Greater Lansing  
Population



**4.8M**

Annual Visitors

## LARGEST EMPLOYERS



Blue Cross  
Blue Shield  
of Michigan



MICHIGAN STATE  
UNIVERSITY

## EVENT VENUES

**SPARTAN STADIUM – CAPACITY: 75,000**

Annual Attendance: 500,000

**BRESLIN CENTER – CAPACITY: 15,000**

Annual Number of Events: 250

**WHARTON CENTER – CAPACITY: 3,000**

Annual Number of Events: 1,000

**JACKSON FIELD – CAPACITY: 10,000**

Annual Number of Events: 70